

LOT 10 BLOCK 2 UNIT 1 GWEN LAKE
357-80, 851-411, DC 1472-649, PB

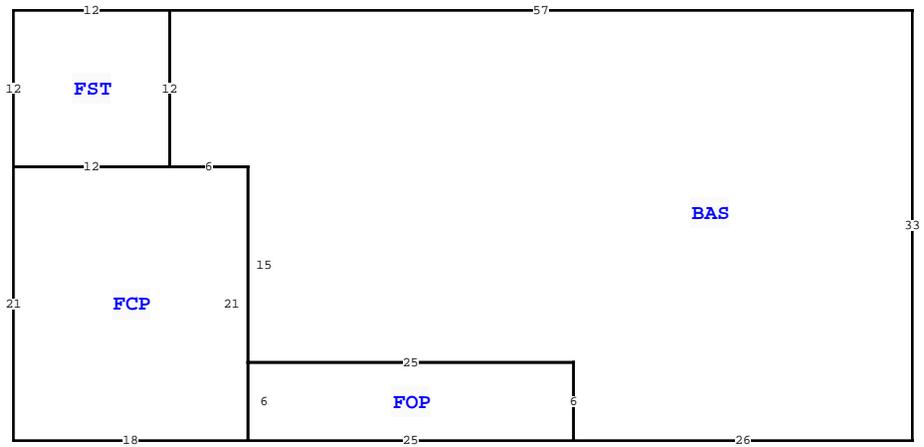
ADAMSON MARK/ADAMSON JEFFREY
463 NW PALM DR
LAKE CITY, FL 32055

2026

31-3S-17-05978-000
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
15	HARDTILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
01	NONE 100				
1.1	1.100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM		06		
	NEIGHBORHOOD/LOC	31317.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	135,080
FCP	378	25		94	7,911
FOP	150	30		45	3,788
FST	144	55		79	6,649
TOTALS	2,277			1,823	153,427

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,823	113.5820	129.48	236,042	1987	1987	0	0	35.00	65.00
1 SINGLE FAM 50% - 2023 Heated Area: 1605 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		153,427	
TOTAL MARKET OB/XF VALUE		1,750	
TOTAL LAND VALUE - MARKET		18,602	
TOTAL MARKET VALUE		173,779	
SOH/AGL Deduction		7,924	
ASSESSED VALUE		165,855	
TOTAL EXEMPTION VALUE		HA HAB	51,411
BASE TAXABLE VALUE		114,444	
TOTAL JUST VALUE		173,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		166,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2209	9/02/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ADAMS)						
GRANTEE: ADAMSON MARK						
0851/0411	12/31/1997	WD	Q	I		70,200
GRANTOR: JONES						
GRANTEE: ADAMSON						

EXTRA FEATURES		463 NW PALM DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0258	PATIO	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 FST= W12 S12 E12 N12\$ S12 FCP= W12 S21 E18 N21W6\$ E6 S15 FOP= S6 E25 N6 W25\$ E25 S6 E26 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,750																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	50		*RSF-2	0.00	0.00	12,401.04	SF		1.00	1.00	1.20	1.25	1.50	18,602							